



CARBON COUNTY BUILDING DEPARTMENT POLICY ON PERMITS AND LICENSING FOR RESIDENTIAL YARD STORAGE SHEDS

Revised: January 19, 2010

Based on research of existing codes and after consultation with Wayne Holman, Chief investigator for the Utah Division of Professional Licensing, and the County Assessor's Office, the following policy is established:

1. These sheds are normally sold prefabricated as a whole unit or in sections. If they are constructed on-site and have a total value exceeding \$3,000.00 in value (labor and materials), a licensed contractor must do the work. (Exemptions: Utah Code 58-55-305 (h) (i) a person engaged in the alteration, repair, remodeling, or addition to or improvement of a building with a contracted or agreed value of less than \$3,000, including both labor and materials, and including all changes or additions to the contracted or agreed upon work.
2. If they are fully factory built, either whole or in sections - and simply delivered to the site, and not bolted down to a foundation or attached to another structure, or otherwise *affixed to the property*, no contractors license is required to deliver and install them, However these sheds are not exempt from the requirements of the Building Code for wind, seismic, and other requirements. If they are not site built, they will be required to be bolted or otherwise anchored to prevent overturning.
3. Sheds exceeding 200 square feet projected roof area (Plan or Bird's Eye View) will be required to be permitted under the International Residential Code, and they will be inspected on site by this department. (58-55-306 (6) Utah Code).
5. These sheds are taxed by Carbon County as Real property.
6. The shed must comply with the zoning setback requirements of the County Development Code, or local City Code for location on property, and with the Building Code for fire resistance.



CARBON COUNTY BUILDING DEPARTMENT POLICY ON REINSTATEMENT OF EXPIRED BUILDING PERMITS

Revised June 11, 2012

A review of IBC and IRC sections 105.5 finds that the building codes are silent on the subject of a means of re-instatement, or fees to be collected to reinstate an expired permit. The County Resolution setting fees provides for the Building Official to determine fees in the absence of a stated fee. Considering that the payment of fees for the original permit has paid for the service to perform required inspections, the following policy shall be established;

For permits expired less than one year:

A one time reinstatement fee of One Hundred Twenty (\$25.00) shall be collected and a new permit with a new permit number shall be issued upon submittal of a new building permit application by the original applicant. If the new permit expires for non-compliance, it may not be renewed.

For permits expired over one year:

After a review of the relevant facts of the project in question, the Building Official may:

1. Require that an entirely new permit shall be applied for, and the expired original permit shall remain null and void.
2. For projects where more than one inspection is expected to be performed, a one time reinstatement fee of \$50.00 (fifty) dollars shall be paid. If the work is not completed and approved for occupancy within 6 months, an entirely new permit shall be applied for.
3. For projects that are deemed to be ready for final inspection, now fee will be assessed, the final inspection shall be performed, including and re-inspection, and a certificate of occupancy will be issued.
4. In all cases, the Building Official shall have the final determination.



**CARBON COUNTY BUILDING DEPARTMENT
POLICY ON ARTICLE 210.52 (A) (1) AND (2) NATIONAL ELECTRICAL CODE 2008**

Revised: January 19, 2010

Article 210.52 (2) item (3) 2008 NEC defines wall space as “the space afforded by fixed room dividers such as free standing bar type counters or railings (emphasis added)”.

A stairwell is not a room but an opening from floor to floor. A railing dividing a room from that opening is not separating living spaces, but merely providing a safety barrier.

This department will not require electrical outlets along railings adjacent to a stair well opening.

Residential floor plans with loft areas with a sloping ceiling height of less than 5 feet or furred ceiling height of 7 feet are not considered to be living space. Areas with heights over 5 feet sloping, or 7 feet (IRC R304) will require electrical outlets as per the NEC.



**CARBON COUNTY BUILDING DEPARTMENT
POLICY ON SNOW LOADS IN THE PLEASANT VALLEY AND SCOFIELD AREAS**

July 20, 2007

In a recent review of the Building Department snow load roof design policy of March 8, 1988, The International Residential Code, Section R104.11 and Table R301.2 (5), The International Building Code Section 1605.2.1, Utah Uniform Building Code Amendments and other data, the following modifications will apply:

Alternate 1

The designer may continue to use the formula set forth in the original policy:

$$\begin{array}{rcl} \text{Elevation} = & 8,000 \text{ feet} & \\ & \times .011 & \\ \text{Roof snow load} = & 88 \text{ psf}^{**} & \end{array}$$

Alternate 2

The designer may determine the roof snow load using a factor of $f_2 = .70$

$$\begin{array}{rcl} \text{Ground snow load} = & 100 \text{ psf} & \\ & \times .70 & \\ \text{Roof snow load} = & 70 \text{ psf}^{**} & \end{array}$$

Alternate 3

The designer may follow the Utah Amendment to IRC section 1608.1.1

**** Note:** the Building Official may accept roof snow loads rounded to the nearest 5 pounds



POLICY ON APPROVAL OF DAYCARE FACILITIES

Revised December 28, 2009

Reference: R156-56-801, Utah amendments to the IBC and R710. Public Safety, Fire Marshal.

(14) Section 310.1 is deleted and replaced with the following:

310.1 Residential Group "R". Residential Group R includes, among others, the use of a building or structure, or a portion thereof, for sleeping purposes when not classed as an Institutional Group I. Residential occupancies shall include the following:

R-3: Residential occupancies where the occupants are primarily permanent in nature and not classified as R-1, R-2, R-4 or I and where buildings do not contain more than two dwelling units, as applicable in Section 101.2, or adult and child care facilities that provide accommodations for five or fewer persons of any age for less than 24 hours. Adult and child care facilities that are within a single family home are permitted to comply with the International Residential Code in accordance with Section 101.2.

Areas used for day care purposes may be located in a residential dwelling unit under **all** of the following conditions:

1. Compliance with the Utah Administrative Code, R710-8, Day Care Rules, as enacted by the Utah Fire Prevention Board.
2. The use is approved by the State Department of Health, as enacted under the authority of the Utah Child Care Licensing Act, UCA, Sections 26-39-101 through 26-39-110, and in any of the following categories:
 - a. Utah Administrative Code, R430-50, Residential Certificate Child Care Standards.
 - b. Utah Administrative Code, R430-90, Licensed Family Child Care.
 - c. Compliance with all zoning regulations of the local regulator.

The Utah Fire Prevention Board adopts minimum standards for the prevention of fire and for the protection of life and property against fire and panic in any day care facility or children's home. The requirements listed in this rule text are in addition to the requirements listed in R710-9, Rules Pursuant to the Fire Prevention Law.

There is further adopted as part of these rules the following codes which are incorporated by reference:

1.1 International Fire Code (IFC), 2006 edition, as published by the International Code Council, Inc. (ICC), except as amended by provisions listed in R710-8-3, et seq.

1.2 International Building Code (IBC), 2006 edition, as published by the International Code Council, Inc. (ICC), and as adopted under the authority of the Uniform Building Standards Act, Title 58, Chapter 56, Section 4, Utah Code Annotated 1953 and the Utah Administrative Code, R156-56-701.

1.3 Copies of the above codes are on file in the Office of Administrative Rules and the Office of the State Fire Marshal.

R710-8-2. Definitions.

2.1 "Authority Having Jurisdiction (AHJ)" means the State Fire Marshal, his duly authorized deputies, or the local fire enforcement authority.

2.2 "Board" means Utah Fire Prevention Board.

2.3 "Client" means a child or adult receiving care from other than a parent, guardian, relative by blood, marriage or adoption.

2.4 "Day Care Facility" means any building or structure occupied by clients of any age who receive custodial care for less than 24 hours by individuals other than parents, guardians, relatives by blood, marriage or adoption.

2.5 "Day Care Center" means providing care for five or more clients in a place other than the home of the person cared for. This would also include Child Care Centers or Hourly Child Care Centers licensed by the Department of Health.

2.6 "Family Day Care" means providing care for clients listed in the following two groups:

2.6.1 Type 1 - Services provided for five to eight clients in a home. This would also include a home that is certified by the Department of Health as Residential Certificate Child Care or licensed as Family Child Care.

2.6.2 Type 2 - Services provided for nine to sixteen clients in a home with sufficient staffing. This would also include a home that is licensed by the Department of Health as Family Child Care.

2.7 "IBC" means International Building Code.

2.8 "ICC" means International Code Council, Inc.

2.9 "IFC" means International Fire Code.

2.10 "SFM" means State Fire Marshal.

R710-8-3. Amendments and Additions.

3.1 Exemptions

3.1.1 Places of religious worship shall not be required to meet the provisions of this rule in order to operate a nursery or day care while religious services are being held in the building.

3.2 Fire Code Amendments

3.2.1 IFC, Chapter 2, Section 202, Educational E, Day Care is amended as follows: On line three delete the word "five" and replace it with the word "four".

3.2.2 IFC, Chapter 2, Section 202, Institutional Group I-4, day care facilities

Child care facility is amended as follows: On line three delete the word "five" and replace it with the word "four". Also on line two of the Exception delete the word "five" and replace it with the word "four".

3.2.3 IFC, Chapter 9, Sections 907.3.1.1 Group E is deleted.

3.3 Family Day Care

3.3.1 Family Day Care units shall have on each floor occupied by clients, two separate means of egress, arranged so that if one is blocked the other will be available.

3.3.2 Family Day Care units that are located in the basement or on the second story shall be provided with two means of egress, one of which shall discharge directly to the outside.

3.3.2.1 Type 1 Family Day Care units, located on the ground level or in a basement, may use an emergency escape or rescue window as allowed in IFC, Chapter 10, Section 1026.

3.3.3 Family Day Care units shall not be located above the second story.

3.3.4 In Family Day Care units, clients under the age of two shall not be located above or below the first story.

3.3.4.1 Clients under the age of two may be housed above or below the first story where there is at least one exit that leads directly to the outside and complies with IFC, Section 1009 or Section 1010 or Section 1023.

3.3.5 Family Day Care units located in split entry/split level type homes in which stairs to the lower level and upper level are equal or nearly equal, may have clients housed on both levels when approved by the AHJ.

3.3.6 Family Day Care units shall have a portable fire extinguisher on each level occupied by clients, which shall have a classification of not less than 2A:10BC, and shall be serviced in accordance with NFPA, Standard 10.

3.3.7 Family Day Care units shall have single station smoke detectors in good operating condition on each level occupied by clients. Battery operated smoke detectors shall be permitted if the facility demonstrates testing, maintenance, and battery replacement to insure continued operation of the smoke detectors.

3.3.8 Rooms in Family Day Care units that are provided for clients to sleep or nap, shall have at least one window or door approved for emergency escape.

3.3.9 Fire drills shall be conducted in Family Day Care units monthly and shall include the complete evacuation from the building of all clients and staff. At least quarterly, in Type I Family Day Care units, the fire drill shall include the actual evacuation using the escape or rescue window, if one is used as a substitute for one of the required means of egress.

3.4 Day Care Centers

3.4.1 Day Care Centers shall comply with either I-4 requirements or E requirements of the IBC, whichever is applicable for the type of Day Care Center.

3.4.2 Fire Drills shall be completed as required in IFC, Chapter 4, Section 405.

3.5 Requirements for all Day Care

3.5.1 Heating equipment in spaces occupied by children shall be provided with partitions, screens, or other means to protect children from hot surfaces and open flames.

3.5.2 A fire escape plan shall be completed and posted in a conspicuous place. All staff shall be trained on the fire escape plan and procedure.

3.5.3 The AHJ shall insure at each inspection there is sufficient adult staff to client ratios to allow safe and orderly evacuation in case of fire.

3.5.3.1 For Day Care involving children, the AHJ may use the care giver to children ratios established in rule by the Department of Health as an established guideline.

R710-8-4. Repeal of Conflicting Board Actions.

All former Board actions, or parts thereof, conflicting or inconsistent with the provisions of this Board action or of the codes hereby adopted, are hereby repealed.

R710-8-5. Validity.

The Board hereby declares that should any section, paragraph, sentence, or word of this Board action, or of the codes hereby adopted, be declared invalid, it is the intent of the Board that it would have passed all other portions of this action, independent of the elimination of any portion as may be declared invalid.

R710-8-6. Conflicts.

In the event where separate requirements pertain to the same situation in the same code, or between different codes as adopted, the more restrictive requirement shall govern, as determined by the AHJ.

R710-8-7. Adjudicative Proceedings.

7.1 All adjudicative proceedings performed by the agency shall proceed informally as set forth herein and as authorized by UCA, Sections 63G-4-202 and 63G-4-203.

7.2 A person may request a hearing on a decision made by the AHJ by filing an appeal to the Board within 20 days after receiving the final decision from the AHJ.

7.3 All adjudicative proceedings, other than criminal prosecution, taken by the AHJ to enforce the Utah Fire Prevention and Safety Act, and these rules, shall commence in accordance with UCA, Section 63G-4-201.

7.4 The Board shall act as the hearing authority, and shall convene as an appeals board after timely notice to all parties involved.

7.5 The Board shall direct the SFM to issue a signed order to the parties involved giving the decision of the Board within a reasonable time of the hearing pursuant to UCA, Section 63G-4-203.

7.6 Reconsideration of the Board's decision may be requested in writing within 20 days of the date of the decision pursuant to UCA, Section 63G-4-302.

7.7 Judicial review of all final Board actions resulting from informal adjudicative proceedings is available pursuant to UCA, Section 63G-4-402.



POLICY ON ISSUANCE OF BUILDING PERMITS AND FLOOD ELEVATIONS AT SCOFIELD RESERVOIR

Revised June 11, 2012

This policy is intended to give guidance when issuing building permits on the shore of Scofield Reservoir. There is an ongoing lawsuit and controversy regarding ownership of certain parcels, however, if a parcel or lot appears on the records of Carbon County as being in private ownership, this department may issue permits, on a case by case basis, when all requirements for a permit have been met.

The historic high water level of the reservoir was reached on June 13th, 1983 and was 7,621.9 (7,622 rounded) feet. Based on the Carbon County Code/Development Code requirements, sections 1-11-4, and 10-11-6 D (2) the main floor, all sanitary facilities and mechanical equipment shall be one foot above the base elevation, or at 7,623 feet.

No garage floor, storage room floor, or other useable space shall be lower than 7,623 feet.

The structure shall be designed and constructed to minimize flood damage per FEMA regulations.

For permits in the Bolotas Camp and Lakeshore Subdivision, all land below the elevation of 7,638 ft is currently in a state of contested ownership, therefore no permits shall be issued until the ownership is resolved through legislation or the judicial system.



**CARBON COUNTY BUILDING DEPARTMENT
POLICY ON PERMITS FOR MOBILE HOMES MANUFACTURED PRIOR TO 1976
TO BE SET IN TRAILER PARKS**

Revised: January 19, 2010

As per the Development Code of Carbon County dated September 15, 2009, no permits for mobile homes will be issued for installation of a Mobile Home manufactured prior to June 15, 1976 in a trailer or manufactured home park, regardless of the condition of the unit, or any upgrading which may have occurred or which is proposed.

See:

3.3.20 Mobile Homes

It shall be unlawful to place any mobile home manufactured prior to June 15, 1976 on any lot or parcel of land in the un-incorporated areas of the County, and to use the same for human habitation, or as an accessory building.



**CARBON COUNTY BUILDING DEPARTMENT
POLICY ON MINIMUM REQUIREMENTS FOR OCCUPANCY OF A DWELLING**

April 25, 2003

Building Code items-

If the dwelling has an unfinished basement, the smoke detectors and all components for egress must be complete, including window wells

Exterior closure complete and weather tight.

Smoke detector system must be installed and working

Lot must be finish graded to drain

All interior stairways, landings, handrails and other elements for egress shall be installed

Landings, stairways, guardrails and handrails installed at required exterior egress doors, other exterior doors must be rendered un-useable or be code compliant.

Electrical code items-

Electrical service entrance and panel(s) complete with conductors terminated and covers in place

All code required electrical devices installed

All unused and non-code required electrical device boxes covered with conductors terminated

Mechanical Code items-

Heating system complete and capable of maintaining 68 degrees Fahrenheit at 3 feet above floor

Gas line installed per code, tested and approved

Plumbing Code items-

Minimum of one complete bathroom with a toilet, wash basin and bathtub or shower installed and approved for use

Kitchen sink installed and approved for use

Complete hot and cold water distribution system complete to occupied space

Note:

Walls are not required to be painted

Floor coverings not required

Decorative tile not required to be installed



**CARBON COUNTY BUILDING DEPARTMENT
POLICY ON ENFORCEMENT OF NATURAL GAS TECHNICAL CERTIFICATION**

September 3, 2002

As per:

Conversation with Craig Cottle, Bureau Manager, DOPL this date

A Licensed General Contractor may contract to install the heating system in a single family dwelling or up to 4 units, but may **NOT** install the fuel burning equipment unless certified. The division will issue citations for violations.



CARBON COUNTY BUILDING DEPARTMENT POLICY ON 2009 IBC SECTION 1210.1

Revised: January 19, 2010

This code section is intended for sanitation. The code requires that: *"toilet and bathing room floors shall have a smooth, hard, nonabsorbent surface that extends upward onto the wall at least 4 inches"*.

We have consulted with our Eastern Utah District Health/ Environmental Health Director and others who inform us that grout, cement, etc. is a good medium in which to grow mold, bacteria and virus. Manufactured flooring products, however are required to contain a mildew inhibitor*. Sealing the concrete or the grout between the tiles helps, but soon wears off with regular cleaning.

We note that the operating room floor at our local hospital is finished with 12" x 12" VCT tile and 6" rubber base.

In the past this department has accepted FRP panel material, sheet vinyl, VCT tile, concrete, ceramic tile, and other materials as long as it is smooth, hard, and non-absorbent*. We have also accepted 6" rubber base. Any concerns about the joint between the rubber base and the floor can be resolved by setting the base in a clear silicone. We are aware that the UBC Handbook prefers ceramic tile, however, we believe that **we** are the approving body, not the handbook, and if a material meets the intent of the code, that is all that is required. There may very well be new materials coming on the market in future that will also meet the intent of the code, and if they perform satisfactorily, we will approve them. We do not believe with certainty there is a particular code section which states unequivocally that ceramic tile is required when the code obviously allows *other approved material*. In any case there is always section 104.2.8 which allows this department to allow alternate methods and materials.

*Reference: ANSI Standard A 188.10 "mildew inhibitors"



**CARBON COUNTY BUILDING DEPARTMENT
POLICY ON BUILDING PERMITS FOR COAL HANDLING FACILITIES**

Revised December 29, 2009

On May 14, this issue was reviewed by staff to determine this department's responsibilities and position regarding building permits for above ground coal mine facilities. The following policies were adopted:

1. Coal handling facilities (exclusive of buildings intended for human habitation) on mine sites are exempt from the Contractors licensing law and the Architects and Engineers licensing law per Utah Code 58-22-305 (6).
2. Buildings intended for human habitation are required to meet the requirements of the adopted codes.

Permits shall be issued for these structures and they shall be inspected for code and plan compliance by a special inspector, approved by this department, as per the Uniform Building Code, or a licensed Carbon County Inspector.

The plans for these facilities shall be prepared by a licensed Utah Engineer or other exempt Engineer per Utah Code 58-22-305(6) and may be reviewed for code compliance when determined necessary by the Building Official.